

ATTN: CODY SCHEEL

Cody this is a copy of
Beach Bum rental policy.
we thought it will be
good for everyone to
know the policy. Thank
you very much.

Andrew Graham

NOTE:

- Last page of this Rental Agreement must be signed and returned to us within 48 hours of receipt along with a copy of your photo ID.
- Full payment is due 30 days prior to arrival and will be charged to credit card on file without notification.
- Key pick up/drop off is at our office at 702 Dolliver St. in Pismo Beach:
Between 3-5pm Monday through Friday and by 3pm Saturday and Sunday.
- Please call to arrange after-hours key pick up.
- All rates and amenities subject to change, we reserve the right if necessary to change properties.

VACATION RENTAL AGREEMENT - TERMS AND CONDITIONS

AGENCY DISCLOSURE - BEACH BUM HOLIDAY RENTAL AND MANAGEMENT INC., herein after referred to as BBHR&M serves as the Agent and representative of all owners of vacation rental properties in its rental program, and is acting at all times, in and for the best interests of the owners.

Guest agrees to the charges on the Rental Agreement. If paying by check, a valid credit card is still required and any non-sufficient funds fees will be charged to guest's credit card.

BBHR&M accepts Visa, MasterCard credit/debit cards:

- A. A payment by credit card equal to 1 night's rent plus processing fee will be required as a reservation guarantee when making a reservation. For reservations of 30 days or more, the reservation guarantee is equal to 25% of the monthly rental fee. Receipt of the last page of this document must be received within 48 hours in order to confirm the reservation. At that time, the credit card on file will be charged accordingly and an automated receipt email will be sent for your records.
- B. The remaining balance is due no later than thirty (30) days prior to your check-in date, either by check or credit card on file. BBHR&M DOES NOT ACCEPT ANY PAYMENTS AT CHECK-IN.
- C. Reservations placed within thirty (30) days of check-in date will require payment in full at the time of booking the reservation and must be paid with credit/debit cards only. BBHR&M does not accept checks for reservations made less than thirty (30) days before check-in date in order to allow for processing time.

*****State Law requires a bed tax collection for all rentals less than thirty (30) days.

CREDIT CARD - By providing credit card number as a guarantee. Guest agrees to pay all rent and associated fees, accept all terms of the lease agreement and accept all liability for any damage not covered by the security deposit and/or beyond normal wear and tear during the term of lease with BBHR&M. Any charges exceeding security deposit, guest understand that these costs will be charged to credit card and that all credit card sales are final.

ARRIVAL & CHECK-IN is at our office 702 Dolliver, Pismo Beach, CA 3:00 to 5:00 pm Monday through Friday, Saturday and Sunday at 3 pm. - BBHR&M will attempt to contact Guests close to scheduled arrival date at which time office lock box codes are released for after hour key pick-up. If unavailable by phone, Guest must make contact with office 24 hours prior to arrival date for after hours instructions. The property cannot be guaranteed ready for occupancy until 3PM. BBHR&M will use its commercially reasonable efforts to have the Premises ready for Guest occupancy by 3PM, but BBHR&M cannot guarantee the exact time of occupancy or a back to back check in.

KEYS/OPENERS - Will be released **ONLY** to party signing contract, unless previous arrangements are made and a key release form assigning another party (25 years of age or older) has been previously signed and returned to BBHR&M at least 24Hrs prior to arrival. Guest will receive: 2 sets of keys and 1 remote control device for garage door/gate opener if applicable. Cars must be parked in specified parking only, no trailers allowed on driveways or parking garages unless previously arranged with office. is/are available for this property. Any additional cars will have to be parked on the street, subject to City parking regulations. We cannot guarantee parking outside the specified spaces. **Any unauthorized vehicles will be towed at guest's expense**. Also, Guest shall pay all costs and charges related to loss of any keys or opening devices. (Minimum charge \$50) Guest may not remove locks, even if installed by Guest.

DEPARTURE & CHECK-OUT TIME IS 11:00 AM - NO EXCEPTIONS unless 48 hour prior arrangements are made! Timely check-out is strictly enforced so that BBHR&M has adequate time to prepare the property for the next guest. Upon checking out, please return keys and garage remote (if applicable) to the OFFICE. If leaving before office hours, return items to the lock box. If the property's keys are not returned upon check-out, BBHR&M is authorized to charge the Guest's credit card on file for the costs of re-keying or replacing all of the locks and re-issuing new keys to owners, cleaning crews, and BBHR&M. Guests that do not vacate the rental property and return the keys by 11:00 AM, or in the event Guest returns to the premises without the consent of the BBHR&M after turning in the keys and checking out, Guest will be charged a fee equal to the rental rate for one (1) day.

NO SHOW/EARLY DEPARTURE POLICY - BBHR&M is not responsible for Guests inability to arrive on time nor if Guests choose or are required to depart early for any reason, nor if members of Guests party do not show up. NO REFUNDS will be offered.

RESERVATION AGREEMENT - Guests acknowledge, understand, and agree that the moment Guests give BBHR&M their credit card information, BBHR&M is authorized to charge said credit card for the rental amount agreed upon. BBHR&M's Cancellation Policy will govern any cancellation, rescheduling, or change after the credit card transaction has been processed.

SECURITY DEPOSIT: an authorization **HOLD** will be placed on Guest's credit card for the corresponding property's security deposit 1-3 days prior to arrival, this authorization hold is released by Guest's bank card company between 14-21 days. Should it be necessary to use all or any portion of the security deposit, BBHR&M will notify Guest of any findings by phone and/or e-mail. Security deposits may be used but are not limited to as follows:

- A. Guest's Security Deposit Authorization hold will not be charged unless repairs or replacements are needed due to damages resulting from guest's actions.
- B. In the event of receipt of any utility bills with charges not approved by BBHR&M or Owner, or charges extremely exceeding a previous statement the security deposit will be used to cover these charges.
- C. All rental properties are fully furnished. Guest will not remove any items from the property specifically to the beach or other properties. Security deposit will be used to replace or clean the item(s). Rearranging or moving of furniture is prohibited and will result in a fee of no less than \$100 due to extra housekeeping services.
- D. Guest shall not make any alterations in or about the Property including, but not limited to, moving furniture, painting, wallpapering, adding, or changing locks, installing antenna, or satellite dish, placing signs, displays or exhibits, or using screws, fastening devices, large nails or adhesive materials.

CANCELLATION POLICY - Cancellations must be submitted in writing and confirmed by BBHR&M, Inc. no later than thirty (30) days prior to the original check-in date in order to receive a refund, less a \$100 cancellation fee and \$30 processing fee. Less than (30) days notice will result in a LOSS equal to the full rent amount + \$30 processing fee.

For reservations of 30 days or longer, the reservation guarantee (due at the time of reservation) and cancellation fee are equal to 25% of the monthly rental fee. NO EXCEPTIONS.

REFUNDS - This Vacation Rental Agreement is a legally binding agreement between Guests, Agency & Owner. Your reservation binds you to a specific period of time and property. BBHR&M will make every effort to correct any problem that arises during your stay in a timely manner subject to the terms in this agreement. In the rare event the property you have selected is out of order or unavailable; we do reserve the right to substitute with a comparable property without notice or liability. If a comparable property is not available, the guest may select from other available properties at the published rate or receive a full refund. There will be no refunds or compensation for events out of BBHR&M's control including but not limited to: Acts of God, Mother Nature, acts of war or government agencies, road maintenance, gas shortages, power outages or water outages, construction or maintenance work in the vicinity, equipment failures, road conditions, proximity to other dwellings, business closures and area event schedule changes.

HOUSE RULES - Guest assumes responsibility in keeping everyone in their party within BBHR&M's guidelines.

- All vehicles allowed on premises must be registered with office, please verify maximum number of vehicles allowed with each specific property, parking pass may apply to avoid towing.
- No vehicles are allowed to be parked in driveways that are shared with other properties.
- Noise ordinances shall be enforced, 9 pm on weeknights and 11 pm on weekends.
- You will be responsible for the behavior and actions of people from your party on any courtyard or common areas.
- Only the number of guests specified on the Terms and Conditions of the property are allowed overnight or within the property at any given time.
- Other properties may be occupied by people other than your party, please be courteous.
- Absolutely no one is allowed on rooftops.
- No skateboards, bikes, skates, or scooters allowed in courtyards or on decks.

ALCOHOL/DRUGS - No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed on rental properties. If Guests are arrested for underage drinking at rental properties or if BBHR&M observes Guests under the legal age of twenty-one (21) drinking alcoholic beverages, BBHR&M reserves the right to terminate this Agreement and evict Guests with no refund. Illegal drug use is strictly prohibited and prosecuted to the fullest extent of the law.

BBQ USE - Properties with propane grills are fueled by liquid propane and under NO circumstances may Guests add charcoal or any derivative of charcoal to the propane grills. If Guests add charcoal to a propane grill, BBHR&M is authorized to charge not less than \$100 to Guests credit card for cleaning of grill.

CABLE/SATELLITE TV - Rental properties are individually owned and BBHR&M cannot guarantee TV channel availability. Rental properties do not necessarily offer premium packages, i.e., Movie Channels, Sports Channels, Pay Per View, etc. BBHR&M cannot under any circumstance activate

premium channels. NO EXCEPTIONS! NO REFUNDS OR REBATES will be offered.

CLEANING FEE: Cleaning fee is non-refundable and is applied to restoring the property to a professionally cleaned condition after Guest departure including the laundering of linens. Not included: returning any furniture that has been moved, washing excessive kitchen ware, and any carpet stains not from normal foot traffic will cause an additional fee to be charged. Should Guest need to dispose of waste during stay, there are exterior individual or large containers for their convenience, blue bins for recycling, green bins for yard waste and brown bins for all other waste.

CONDUCT/INNEE-PEELAW -Occupancy and use of premises shall not be such as to disturb or offend neighbors or residents by means of including but not limited to; parties, excessive speeding through neighborhoods, riding of ATV's or Off Road Motorcycles/Dirt Bikes, excessive noise and/or obnoxious behavior, discharging of Firearms, BB/Pellet Guns, Paint Ball Guns, Potato Cannons, or Fireworks (illegal in Pismo Beach), or any other noise-inducing mechanisms. Also, Guests shall not disturb, annoy, or interfere with the right to quiet enjoyment of any neighbors or Guests surrounding the property. Guest shall abide by any by-laws or CC&R's, which may be applicable to the property, and further, shall not use the property for any unlawful purpose or violate any law, ordinance, or regulation to avoid termination from the property. Any disturbance calls from neighbors, police department, or individuals to BBHR&M will automatically terminate contract and will result in the forfeiture of the full amount of the Security Deposit. BBHR&M reserves the right to terminate this Agreement and evict Guests with no refund or rebate

DAMAGES TO PROPERTY - Premises are to be left in undamaged condition. Properties have been cleaned and inspected prior to Guests arrival. Guests must call BBHR&M if any damages or defects are noticed upon arrival.

DISPUTES - This Agreement shall be governed by and interpreted in accordance with the laws of the State of California and be treated as though it were executed in the County of San Luis Obispo, State of California. Any action relating to this Agreement shall be instituted and prosecuted only in the San Luis Obispo County Superior Court, California. Guests specifically consent to such jurisdiction and to extraterritorial service of process.

FURNISHINGS/FURNITURE - All properties are privately owned, furnished and equipped by its OWNER. As such, BBHR&M cannot make any changes to the furnishings or equipment provided by the owner. If Guest requires special appliances or equipment, please bring them with you. Furnishings are subject to change without notice. Loss of these items, as well as damage to the property or furnishings in excess of normal wear will be charged to Guest(s), the renter. Certain closets, cabinets and or rooms are locked by the OWNERS for their personal storage and are not included in this rental, tampering with locks will be considered a violation of agreement and result in a fee to cover damages and loss.

FIREPLACES - Some properties contain gas or wood burning fireplaces.

GAS LOG - No other items may be burned in gas log fireplace, including but not limited to; sticks, wood, charcoal, lava rocks, paper, trash, etc. If any other item is burned in gas log fireplace, guest will be charged a \$100 clean-out fee that will be billed directly to Guests credit card on file. Guests further agree that no fire will be left unattended.

WOOD BURNING - BBHR&M does not provide a startup supply of hardwood logs. No other items including but not limited to; charcoal, lava rocks, accelerants, etc. will be burned in fireplaces or fire pits. Guests agree to pay not less than \$100, if any items, other than hardwood or dura-flame type logs are burned in fireplace.

FIREPITS - Some properties provide a rock fire pit or outdoor wood burning fireplace. If a property

does not offer a fire pit, guests will not make one as doing so is considered a safety hazard and considered damage to the Premises. Guests further agree that no fire will be left unattended. When guests are done with the fire pit, all flames and embers should be put out with water and smothered to avoid accidental fires. All trash must be collected and properly disposed from around the fire pit.

GATED/REGISTERED SECURITY - Some rentals are located within communities that require the names and vehicles of the guests staying in the property, Guest must provide license plate and vehicle make and model requested in the acknowledgement email.

INDEMNIFICATION AND HOLD HARMLESS - Guests shall be solely responsible for any property damage, accident or injury to any person or loss sustained by any person, including loss of money, jewelry, and other items of personal property, arising out of or in any way related to Guests use of the premises or the items of personal property provided by BBHR&M or, the Owner at Guests request. Guests shall inspect and be familiar with proper use and application of such items prior to using them. Guests hereby agree to INDEMNIFY, defend and hold harmless Agent(s) and its employees, owners and officers; and/or Homeowners from all claims, disputes, litigation, judgments, costs and attorney fees resulting from loss, damage or injury to Guest, family and friends of Guest or his/her licensees or their personal property from any and all claims including those of third parties, arising out of or in any way related to Guests use of premises or the items of personal property provided therein. Guests hereby agree to hold BBHR&M (s) and its employees, owners and officers and/or Homeowner, harmless and to indemnify same against any and all claims that arise pertaining to any event during the course of rental as a consequence of any acts or omissions of BBHR&M and/or owner it's BBHR&M s, employees and officers. Owner recommends that Guest carry or obtain insurance to protect Guest, family and friends of Guest or his/her licensees. Guest or his/her personal property, including vehicles, are not insured by Owner or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Owner does not insure against personal injury to Guest, family and friends or his/her licensees due to any reason other than the condition of the Property. Guests assume the risk of injury or other losses relating to any recreational activities and will hold owner and its Agents harmless with respect thereto.

ITEMS LEFT BEHIND - BBHR&M is not responsible for any items Guests leave behind intentionally or unintentionally on Premises. BBHR&M will remove all items left behind and dispose of them unless Guests request it to be returned to them. BBHR&M is authorized to charge a \$25 handling fee plus applicable shipping costs for the return of any items Guests leave behind.

JOINT AND INDIVIDUAL OBLIGATIONS - Should there be more than one Guest; each one shall be individually and completely responsible for the performance of all obligations under this Agreement, jointly and individually with every other Guest.

LICENSEE OF OWNER - Guests are a licensee of the Owner and not a tenant; renting the premises in no way constitutes Guests acquiring interest in the property.

LINENS - A standard supply of linens is provided in each property. Bed linen and bath towels are not changed during this stay. The startup set of shampoo, bath soap, hand soap, dish soap, toilet tissue, paper towels, dishwasher and laundry detergent, and trash bags are not replenished; however, housekeeping service and other cleaning arrangements during your stay are available for an additional charge. Contact the Reservations Office for details.

LISTING INFORMATION - Information on listings is as accurate as possible but cannot be guaranteed. Rates, furnishings, fees, and taxes on listings are subject to change without notice. Please call or email to confirm information prior to booking.

LOCK OUT - A lock-out of Guests from a property will result in a \$35 service call during business hours

to provide access to property if Guest is unable to pick-up an extra key. A lock-out after business hours will result in a \$100 service call and Guests credit card being charged accordingly.

LONG DISTANCE TELEPHONE CALLS - Some properties telephones are toll restricted and do not permit long distance calls except for toll free numbers, calling card calls, credit card calls, collect calls, valid third party calls, and emergency (911) calls. Any special feature calls including but not limited to: Call Return, Call Block, Call Forward that Guests activates will be billed to Guests credit card on file plus a \$15 service charge per incident. Cell-phone signal is generally reliable in most properties but cannot be guaranteed. Not all properties provide phone service.

MAINTENANCE - Guest shall properly use, operate and safeguard the Property including, if applicable, any landscaping, furniture, furnishings, appliances and all mechanical, electrical, gas and plumbing fixtures, and keep them clean and sanitary. Guest shall immediately notify BBHR&M of any problem, malfunction or damage. Guest shall pay for all repairs or replacements caused by Guest, friends, family and licensees of Guest, excluding ordinary wear and tear. Guest shall pay for all damage to the Property as a result of failure to report a problem, malfunction or damage in a timely manner. Guest shall pay for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines. ~~Guest will be responsible for the cost of any unnecessary maintenance service call charges.~~

MAXIMUM OCCUPANCY - The property is rented as a vacation residence only, for not more than the maximum occupancy stated in all accommodation descriptions. Including the named Guest who is an adult and will be a Guest during the entire period agreed upon (~~a copy of driver's license must be submitted by new guests for identity protection.~~) These limits are required by law and are for the safety and protection of occupants and Owners. Any child five years old and above is considered an occupant & must be included in the occupancy total. Rollaway beds, cots, inflatable mattresses & sleeping bags or other temporary or portable sleeping device not specifically provided by the owner and intended for use to accommodate extra persons are prohibited. If you are found to exceed the maximum occupancy of your property it will be considered a breach of contract and will result in immediate eviction with no refunds.

NON-ESSENTIAL SERVICE CALLS - Every effort will be made to provide clear concise procedures at the property for operating equipment such as cable/satellite TV's, DVD players, fireplaces and other household equipment. BBHR&M is not responsible for Guest's inability to operate equipment or follow the directions which may result in a service call for assistance. Any non-essential service call requested by Guests to operate equipment will result in a \$50 service charge plus \$50/hr of onsite labor and will be billed to Guest's credit card. (NO refunds will be offered in conjunction with Guest's inability to operate equipment.)

NON-SMOKING NO EXCEPTIONS - All properties are non-smoking (including all decks, porches and steps). Guests agree to pay no less than \$350 for odor abatement if they smoke in or around the home or if cigarette butts are left on the grounds. Guest forfeits the right to any security deposit refund and is responsible for all damage caused by the smoking including but not limited to removal of stains, burns, odors and any replacement of furnishings damaged by the smoke.

PEP POLICY - Unless otherwise specified, pets are **NOT** allowed in most of our properties. Some properties allow for Pet Guests. In those properties, the following terms and conditions apply: A non-refundable, pre-determined by property pet fee is charged per stay for pets to cover all normal clean-up required as a result of a pet being on the premises. NOTE: Pets are not permitted in hot tub. Guests will be charged not less than a \$100 cleaning fee if pet gets into the hot tub. Pets must be completely housebroken, well behaved, and pest free. Pets are not allowed on furniture. Guests will be charged no

less than an extra \$100 cleaning fee for removing pet hair and other pet-related material from furniture. Guests may not use any provided linens or towels on pets. Pets shall not be left uncrated while alone on premises. Guests agree to pay for any damages caused by pets. If pets have an accident in property, all clean-up will be performed by the Guests. Guests further agree to police waste from the grounds and deposit in outside garbage cans. Failure to comply with pet clean-up policy on the premises may result in additional cleaning charges that will be charged to the Guest's credit card. Guests agree to be in full control of their pets at all times and take full responsibility for their pets well being. There are leash laws on and off the beach and guests should plan accordingly. If any of these Pet Policy terms are not met, Guests are in violation of this Agreement. Guests agree that by signing the Acknowledgement of this Agreement, they are authorizing BBHR&M to charge Guests credit card on file for any damages sustained as a result of a pet. If a pet violation occurs on the property, or if Guest does not inform BBHR&M of a pet guest, Guest forfeits any security deposit and is responsible for any and all damage caused by the pet(s) including but not limited to removal of stains, odors, and any replacement of furnishings, walls, doors or flooring damaged by the pet.

REFUSAL OF SERVICE - BBHR&M reserves the right to refuse service to anyone. All rental properties are leased without regard to race, color, religion, sex, national origin, or handicap. Due to liability issues, BBHR&M is unable to provide prospective renters with keys to preview properties.

RIGHT OF ENTRY - Owner and/or BBHR&M representatives have BBHR&M the right to enter the Property, at any time, (a) for the purpose of making necessary or agreed repairs, improvements, decorations, alterations, for maintenance or to supply necessary or agreed services; (b) to verify that Guest has complied with the terms of this Agreement; or (c) Owner and Owner's representatives and BBHR&M have the right to enter the Property, upon reasonable notice, to show the Property to prospective or actual purchasers, Guests, tenants, mortgagees, lenders, appraisers or contractors (d) in case of emergency.

TERMINATION BY OWNER/SUBSTITUTIONS - BBHR&M strives to comply with all reservation requests for specific vacation properties. However, due to ownership changes, properties being removed from rental use, mechanical problems, or other unforeseen circumstances outside of BBHR&M's control and cannot absolutely guarantee a specific property. BBHR&M reserves the right to change property assignment to a comparable property without liability within a reasonable time frame should rental property become unavailable. A comparable property will have similar or better value, accommodations, function, unit amenities, or size as determined by BBHR&M. No refunds will be offered when comparable properties are available. Should Guest decline the comparable property, Guest may reschedule or change their reservation to another available date and property at the published rates under the parameters of the rescheduling policy but no refunds will be offered. If comparable properties are not available, Guests will have the option of selecting from any other available properties for their reservation dates and pay or receive a refund of the difference in the total cost or may choose to receive a full refund.

URGENT/EMERGENCY SERVICE CALLS - In case any equipment malfunctions, Guests shall call the office number and notify BBHR&M immediately or via the answering service to arrange for repairs and initiate an urgent service call. Every effort will be made to correct any urgent situation in as little time as possible. BBHR&M cannot guarantee against malfunctions of heating, electricity, water, any appliances, hot tubs, Jacuzzi tubs, cable, satellite, television, telephones, electronics, gas logs, grills, etc. No refunds or compensation will be given for failure of the above. Any service call requested by Guests that is a result of Guest action, abuse, misuse or negligence may result in a \$100 service charge plus \$100/hr of onsite labor, plus parts and will be billed to guest's credit card. NO refunds will be offered in conjunction with false or mistaken service calls.

VIOLATION OF AGREEMENT - A material breach of this Agreement by Guests, which, in the sole

determination of BBHR&M, results in damage to the Premises, personal injury to Guests or others, a breach of the peace, a nuisance to others, or a violation of criminal law or local code, shall be grounds for termination of Guests tenancy. Violation of any of the rules contained herein will result in IMMEDIATE EVICTION with NO REFUNDS. If the tenancy created hereunder is for 30 days or less, any expedited eviction procedures set forth in the applicable laws of the State of California shall apply, Guest(s) may be evicted under such procedures if Guest(s): (i) hold over in possession after Guest(s) tenancy has expired; (ii) commit a material breach of any provision of this Agreement that according to its terms would result in the termination of Guest(s) tenancy; or (iii) have obtained possession of the Premises by fraud or misrepresentation. Any reservation made under false pretenses will result in forfeiture of advance payments and the party will not be permitted to check-in.

Dear Board of Supervisors,

We wanted to write this letter to address concerns with the Minor Use Permit process as applied to our efforts to obtain a vacation rental license.

Here are some important issues. Our house is one of 3 detached residences sharing a common easement. They are not in a gated community and there's no HOA. Thousands of visitors park their cars on San Luis Street during the summer months and traffic is common. Most of the owners in Avila, including the appellants, use their residences as second homes so they are, in fact, vacationers. If you were to carefully observe the activities at a house that is rented as a vacation rental and compare them with those taking place at an owner occupied second home they would be difficult to distinguish. Management firms often find owners create more behavioral problems than vacation renters. Vacation rentals seldom achieve more than 30-40% occupancy, remaining vacant much of the balance of the year.

Avila Beach is a high profile destination, with events such as the Amgen Tour, creating increased demand for visitor serving lodging. Traditional development such as Harbor Terrace and a new RV Park contributes traffic, noise and parking issues that are all associated with a greatly expanded carbon footprint. Residential vacation rentals actually act to better sustain the coastal character of historic towns than most commercial projects. The ability of local municipalities to meet AB 32 standards by 2020 through implementation of Climate Action Plans may be compromised by traditional sources of visitor serving lodging tied to commercial development.

The position of the Coastal Commission on vacation rentals has evolved since they approved the County of San Luis Obispo vacation rental ordinance in 2003. Their recent response to efforts by Pismo Beach to satisfy visitor serving lodging through hotel/motel rooms epitomizes this change.

We have patiently followed the MUP licensing process for vacation rentals in San Luis County, even though the revised vacation rental ordinance soon to be reviewed by the Coastal Commission, changes licensing to a ministerial approval. In fact the conditions applied to our MUP go beyond those set forth by the revised ordinance that the Board voted to approve for Cayucos, Cambria and Avila last April. Finally, we have confidence in the ability of our management firm, Beach Bum Rentals, to provide the quality supervision our house and the community deserves.

I urge you to review the recent Staff Report and consider the recommendations of the MUP Hearing Officer, then vote to deny the appeal.

Sincerely,

The Graham's

